Maintaining Your Historic Property

Historic New England’s Approach to Preservation and Maintenance of Historic Properties
Historic New England

**Mission Statement**

We serve the public by preserving and presenting New England heritage

**Our Vision**

Historic New England will be a more public institution by becoming the national model for care of regional heritage buildings, landscapes, and collections and for the sharing of these resources to benefit diverse audiences.
Preservation Services

- Builds partnerships with other preservation organizations
- Provides guidance to historic property owners
- Manages preservation restrictions on 90 historic properties
Property Care

Responsible for the Preservation and Maintenance of the 36 historic properties with over 150 buildings and 1300 acres of landscapes owned and operated by Historic New England
Preservation Philosophy
Secretary of the Interior’s Standards for the Treatment of Historic Properties

- Preservation
- Rehabilitation
- Restoration
- Reconstruction
William Sumner Appleton’s Preservation Philosophy

- Respect for change over time
- Documentation
- Replace materials in-kind
- Reversibility
Preservation Philosophy (2008)

- Research and Document
- Monitor
- Retain and Preserve Historic Material
- Recognize and Preserve Craftsmanship
- Disseminate Experiences
- Follow or Exceed Nationally Accepted Professional Standards & Guidelines
TARPED: The Philosophy Has You Covered!

Treat everything as historic

Any changes should be reversible and re-treatable

Replace in kind

Plan, review, and discuss

Each situation is different – don’t assume!

Document, document, document
TARPED

Treat existing material as historic
TARPED

Any changes should be reversible and re-treatable
TARPED

Replace in kind

Arnold House, circa 1950

Jewett House, 2012
TARPED Plan, review, and discuss
TARPED
Each situation is different - don’t assume
TARPED

Document, document, document
Are we forced to repeat design flaws or other mistakes?

“recognize and preserve the design and craftsmanship that has uniquely shaped a resource over time.”
Philosophy in Practice
Historic Properties as Museum Objects
Stewardship Properties as Living Sites
Project Review

STEWARDSHIP PROGRAM - Request for Project Approval

NAME OF PROPERTY ________________________________________________

ADDRESS ____________________________

OWNER/APPLICANT

Address (if different) ____________________________ Telephone (Home) ____________________________ Telephone (Business) ____________________________

DESCRIPTION AND PURPOSE OF PROPOSED ALTERATION (please attach architectural drawings, sketches, site plans, description of material or other supporting documentation):

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

EFFECT OF PROPOSED ALTERATION ON PROTECTED FEATURES (please attach photographs or a disc with digital images showing existing conditions):

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

ARCHITECT, CARPENTER/CONTRACTOR, ENGINEER OR CONSULTANT (if applicable):

Name/Address/Telephone ____________________________

________________________________________________________________________

________________________________________________________________________

APPLICANT’S SIGNATURE ____________________________________________

Date: ____________________________

Please send or email to: Curissa Demore, Preservation Services Manager – Souther New England Historic New England, Stewardship Program Lyman Estate, The Vale 185 Lyman Street, Waltham, MA 02452-5645 cdemore@historicnewengland.org
Typical Cross Section Modified Entrance Drive

Create Pedestrian Crossing #1
(See Sheets 1, 2, 4 and 5 of the Modification Plans supplied by Wood & Co.)

- Create an approximately 9 foot wide opening in the stone wall along west side of Main Parking Area
  - NOTE: The wall is constructed of irregular field stone so the actual finished size of the opening is somewhat flexible to allow for both an adequate width of finished opening and a finished look to the new end of the stone wall opening
  - Center of opening being 17.5 feet from the intersection of the stone walls to the north of this location.
  - Stockpiling of the removed stones will be in the area of north fields where stones from the 2008 driveway project were taken.
  - End treatment for the stone walls at the opening will mimic those found around the farm.
    - Work will be completed by a mason familiar with the farm and its walls.
- Construct a 6 foot wide walkway from the westerly aisle of the Main Parking Area, through the new opening in the stone wall, across the entrance drive to the existing gated entry at the northeast corner of the front lawn
  - The new pathway will have a gravel surface.
  - The portion of the crossing which lies in the entrance drive will match the new grading for the entrance drive.
  - Once the path leaves the traveled surface of the entrance drive
    - The pathway shall be constructed similarly as the New Exit Drive Specifications (Sheet 4), meaning it will follow the prescriptions described under New Exit Drive Cross Section, Road Subbase and Road Aggregate Surface
      - Specifically, a pitch of 1/4" per foot with gravel installed in lifts that adhere to sideslopes no steeper than 4H:1V,
Chimneys: Bricks, Mortar & Flashing
Roofs - Shingles
Siding and Trim:
Siding and Trim:
Windows
Windows
Structural
Structural
Interiors
Landscape Features
Fences
Substitute Materials
Substitute Materials: Reasons to Substitute

- the unavailability of historic materials
- the unavailability of skilled craftsmen
- code-required changes
Substitute Materials: Cautions

• Durability/Maintenance
• Physical properties
• Aesthetics
• Contractors
“The essential feature of a landmark is not its design, but the place it holds in a city's memory.”

~Herbert Muschamp
Resources

Historic New England Website
www.historicnewengland.org

Preservation
• Your Old or Historic Home
• Preserving Our Historic Sites

Membership
• Historic Homeowner Membership
Questions?